



The Whinfell, plot 78



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Trehenlis Gardens, Helston, TR13 8BN

Helston Town Centre 1.4 miles Porthleven 3.4 miles Falmouth  
11.8 miles

The Whinfell, a 4 bedroom semi detached home offers a bright and spacious layout designed with family living in mind, combining flexible rooms with contemporary finishes throughout.

- 4 bedroom semi detached
- Open plan kitchen/dining area
- Ensuite
- 10 year warranty
- Council tax band TBC
- Flexible living over 3 floors
- Downstairs WC
- Single garage and parking for 2 cars
- Freehold
- EPC TBC

Guide Price £374,995

## SITUATION

The energy-efficient two, three and four-bedroom homes in Helston offer the best of Cornwall living. Designed for modern life, each home includes clever, money-saving features as standard, so all you need to do is move in.

Helston is a welcoming community close to everyday essentials. From high-quality finishes to traditional-feel streets and wide-open green areas, Trehenlis Gardens is a thoughtfully designed development made for family living. This vibrant development will also include new cycle and foot paths perfect for staying active. Whether you're looking for a first home, more space for a growing family or a peaceful Cornish base, you'll find it here.



## DESCRIPTION

This four-bedroom family home gives someone the treat of a private bedroom suite up on the second floor. The living space on the ground floor is all about the living room – a spacious room with French doors to your garden. The Whinfell gives you smart townhouse living with an easy-going, family-friendly design spread out over three floors.

## OUTSIDE

This home benefits from parking for 2 cars, single garage and private rear garden.

## AGENT NOTES

Annual service charge will be payable.  
Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

## VIEWINGS

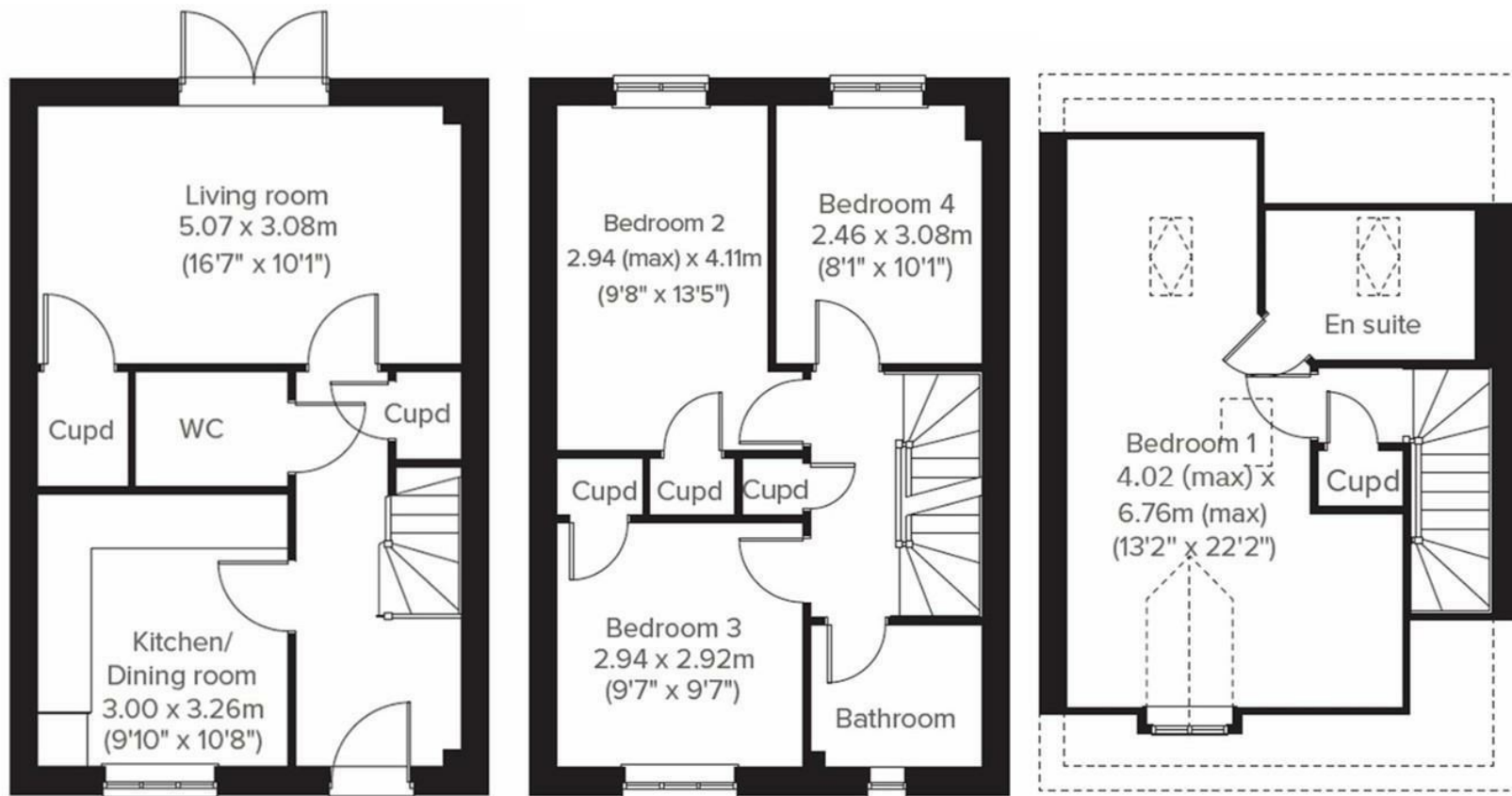
Strictly by prior appointment with Stags Truro office on 01872 264488.

## DIRECTIONS

Trehenlis Gardens can be located on the outskirts of Helston, on Clodgey Lane.

What3words: ///stiletto.hexes.bunks





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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